

PARMA PARK

SIZE: 198+ acres
LOCATION: Stanwood Drive
DATE ACQUIRED: December 1973
FROM WHOM: Harold Parma, John Parma, Agnes Parma and Mary-Margaret Parma; a gift
RESTRICTIONS: For public park purposes and as a public park; no buildings or structures except those incidental to use as a public park; to be known as Parma Park.

HISTORY:

In October, 1973, the Parma brothers offered their family ranch land to the City as a public park. The acreage had been bought by their father Giovanni B. Parma in the early 1890s. He planted olive trees for cultivation, but the olive farm project was given up when Mr. Parma died in 1912. The ranch land with its oak-dotted hills remained in the family.

No development has taken place under City ownership. A group of Cal Poly Pomona students conducted a use study of the park in July 1975.

*To: [illegible]
G. [illegible]*

7-19-95

PARMA PARK

MAINTENANCE/USES

For Park & Recreation Commission site visit July 19, 1995

Parma park is managed as Open Space and as a natural area. The level of maintenance consists of annual weed mowing to reduce fast burning vegetative fuels. The Department has implemented the Five Year Vegetative Fuels Management Plan in the park by lifting the fuel ladder in the historic Olive Grove and thinning the Eucalyptus grove. In the future the Department hopes to widen the fire road at the east end of the park.

Trail maintenance is done in partnership with Friends of the Park. Rowe McMullin with the Los Padres Trail Riders oversees the trails, does considerable work himself and oversees CCC crews and SWAP crews when scheduled.

The last winter storms raised considerable havoc with the fire road and trails. SWAP and Work Experience workers with Rowe and volunteers have improved the trails. Edison has opened up the east fire road and Southern California Gas the west road up to the viewing area. A major gas line runs through a portion of the park as does high power Edison cables.

The trail from the Olive Grove to Mountain is a new trail and is a 20 foot easement through Barry Semlers property. This was an exchange for the City abandoning the 40 foot Parma Road easement through his avocado grove.

There is considerable wildlife in the park. Deer, coyotes, rabbits, rattlesnakes and a number of other wildlife are often spotted in the park. The annual weeds are mowed in a manner to encourage habitat preservation for small animals.

General Park Uses:

- * Hiking
- * Equestrian
- * Mountain biking on fire road
- * Hang glider landing (although banned by ord.)
- * Scenic viewing
- * Visual value - open space

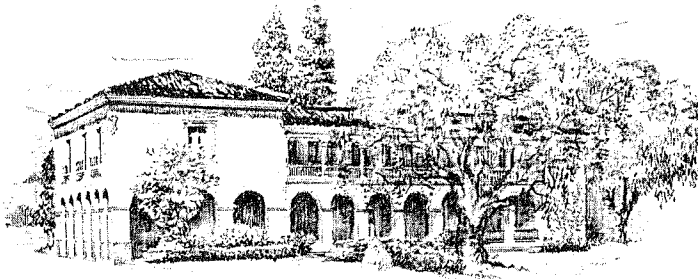
Future Needs/Projects:

- * Trail improvements for safety and soil conservation
- * Water service for horse trough and potable drinking fountain
- * Parking for limited vehicles
- * Picnic site
- * Rustic benches at view sites
- * Trail marking system and interpretive signs
- * Creek crossing improvements

CITY OF SANTA BARBARA

PARKS & RECREATION DEPARTMENT

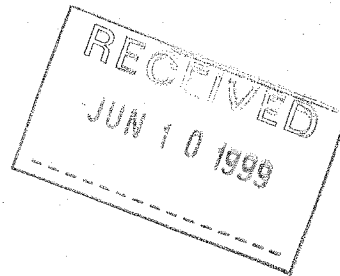
PARKS OFFICE (805) 564-5433
PARKS FAX (805) 897-2524
RECREATION OFFICE .. (805) 564-5418
RECREATION FAX (805) 564-5480



PARKS: 402 E. ORTEGA STREET
RECREATION: 620 LAGUNA STREET
POST OFFICE BOX 1990
SANTA BARBARA, CA 93102-1990

June 7, 1999

Gary Hill
Hill & Associates
800 Presidio Avenue
Santa Barbara, Ca. 93101-2210



Re: **Parma Park**

Dear Mr. Hill:

Thank you for your letter expressing interest in Parma Park. The improvements you mention in your letter were identified several years ago. The Parks and Recreation Department has been working with an informal "Friends of Parma Park Committee" to implement the improvements you now see occurring in the park.

These proposed improvements were presented to the Parks and Recreation Commission. With the Commission's concurrence a grant application was made to a local foundation to fund the improvements. Unfortunately the grant was not approved. The funding for these improvements has since been slowly coming in over the years through private donations.

The improvements approved at the time of the grant application were: placement of two picnic tables, hitching post, horse trough, relocation of the swing gate, staging area for equipment and parking at the location of the residence foundation, educational/interpretive signs and trail marker signs. Some of the aforementioned improvements, such as the interpretive signs, are not funded.

Mr. Roe McMullin, who you mention in your letter, has been a long term volunteer at Parma Park. The Parks and Recreation Department is very fortunate to have someone like Roe who can assist in being extra eyes and ears in the park. His efforts have earned him special recognition with the Parks and Recreation Commission two years ago. Roe has been issued keys in the past because of his volunteer efforts. He has facilitated volunteer workdays and assisted CCC and SWAP trail work efforts for years.

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Parma Park has historically been a popular equestrian park. Much of the front country trails and locations that open to horses have been closed, not by legislation but by competition. Parma Park is one location that horse riders can use and be assured that they are welcome and not have to compete with mountain bikes on the single-track trails. Hikers, on a daily basis, enjoy these same trails developed for equestrian use.

Parma Park is a public park categorized as open space in the City Ordinance. The improvements that have been planned and made are consistent with those authorized by ordinance. In fact the ordinance only requires these limited improvements be approved by staff, conducting a public hearing for this level of improvement is not required. These improvements are also consistent with the grant deed from the Parma family. Enclosed is a copy of the ordinance on Park and Recreation Zone.

A couple of years ago a sign was placed at the Stanwood entrance to the park. Staff placed the sign to assist people in finding the park. The placement was done after careful consideration by staff, knowing that its placement could increase visitation and subsequent maintenance of the park. Experience has shown that some use has picked up but not enough to cause any measurable increase in maintenance efforts..

Concerning groups using the park for special meetings, any group is welcome to use the park in an appropriate manner for meetings or informal gatherings and events. Staff asks that these be coordinated with the Parks and Recreation office and a special permit can be issued.

As you may know the Parks and Recreation Department is working on a management plan for the Douglas Family Preserve. This management plan will serve as a model to develop management plans for open space parks. Each open space park is unique and the management of the individual open space parks will need to be developed to fit the site's uniqueness. Staff hopes in the future to have the time and opportunity to develop a management plan for Parma Park that is unique to Parma Park. When that plan is developed it will be done with the involvement of neighbors and the greater community.

No other improvements are planned for Parma Park other than those previously mentioned. The only activity that will be happening at Parma Park will be maintenance. Maintenance also consists of vegetative fuels management goals. Vegetation management is critical in a high fire area such as Parma Park. The Parks and Recreation Department will be working closely with the Fire Department to implement fuels reduction objectives in the next few years. Other than this, the only other priority will be trail maintenance and response protection measures.

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No Friends of Parma Park meetings are scheduled at this time, however, at some time in the year staff would like to convene a meeting of friends and neighbors to discuss issues of interest at Parma. I will make sure you are on the list to be notified of this meeting. The meeting will also be posted in the park entrances.

If I have not answered all your questions, please feel free to call me directly at 564-5437.

Sincerely,



Jeff Cope,
Assistant Parks and Recreation Director

cc: w/attachment: Richard C. Johns, Parks and Recreation Director ✓
Mark Rauch, Park Supervisor

Chapter 28.37

PR - PARK AND RECREATION ZONE

Sections:

28.37.001 In General.
28.37.005 Legislative Intent.
28.37.007 Definitions.
28.37.010 Procedure and Noticing.
28.37.025 Findings.

28.37.030 Uses Permitted by Category.
28.37.040 Development Standards.
28.37.090 Coastal Zone Review.
28.37.131 Development Potential.

28.37.001 In General.

The Park and Recreation Zone is established in order to protect and preserve publicly owned park and beach lands for the benefit and enjoyment of present and future generations of residents and visitors. The zone is also established to promote uses of park lands which are compatible with the surrounding land uses and categories within which the respective parks are assigned and to encourage the protection of the City's open space through conservation and appropriate development. (Ord. 4919, 1995; Ord. 4169, 1982.)

28.37.005 Legislative Intent.

The purpose and intent of this zone is to establish categories of park and recreation facilities and/or land and establish an appropriate system of review for proposed uses, improvements and/or development. The regulations of this zone are designed to maintain and protect neighborhoods that are adjacent to parks and recreation facilities, while providing for the appropriate types and/or intensity of land use of parks and recreation facilities, for the benefit of the community. (Ord. 4919, 1995.)

28.37.007 Definitions.

A. **ACTIVE RECREATION.** Activities such as organized sports and drop-in sports, usually team oriented, which utilize equipment and are played on a field or court. Active Recreation includes, but is not limited to, soccer, football, swimming, baseball, softball, basketball, tennis, ultimate frisbee, volleyball and wheelchair football.

B. BALL FIELDS AND COURTS.

1. **Informal.** Informal Ball Fields are usually open grass areas with no field or court delineation, or only bases, players' benches and backstop. Fields are not scheduled for league or tournament play. No dugouts, bleachers or lighting are provided. May include basketball courts with pavement striping, but without lighting.

2. **Formal.** Formal Ball Fields are often lighted and may include dressed infield area, baselines, pitcher's mound for baseball, large backstops, dugouts, players' benches and bleachers. Soccer fields are delineated, include players' benches and goals and may include lighting. Formal indoor courts for volleyball, basketball and other organized sports are also included. Formal ball fields may also include related food concessions.

C. **COMMUNITY GARDEN.** A Community Garden is a piece of urban land that is made available to residents of the community who may not have private yard area that is adequate to plant and maintain a private garden. This land is made available for the purpose of planting small personal gardens and usually consists of several small plots that are assigned to individuals or groups of people and which may be subject to an annual rental fee.

D. **CONCESSION.** A Concession is a rental or lease of land or space in a building by the City to an operator of the following types of retail outlets: snack bar, restaurant, push cart and miscellaneous sundries and equipment rental that relate to the uses of the facility where the concession is located.

E. COMMUNITY MEETING ROOMS.

1. **Small Community Meeting Room.** A Small Community Meeting Room accommodates up to 75 people. Small Community Meeting Rooms may include food preparation areas and are used for meetings, seminars and small parties.

2. **Large Community Meeting Room.** A Large Community Meeting Room accommodates small or large groups of people. Large Community Meeting Rooms usually include food preparation facilities and may be used for large parties, banquets, dances and lectures.

F. LIGHTING.

1. **General Lighting.** General Lighting is used for security, safety or decorative purposes.

2. **Ball Field Lighting.** Ball Field Lighting used to illuminate formal ball fields and courts in order to allow evening use of such facilities.

G. **MINOR BUILDINGS.** Buildings which are not used for recreation programming or meetings. Minor buildings include restrooms, storage buildings, equipment sheds and caretakers' residences.

H. **OUTDOOR GAME AREA.** A delineated area designed specifically, and meeting established criteria, for a game. Outdoor Game Areas include, but are not limited to, volleyball, lawn bowling, horseshoe pitching, tether ball, hopscotch and handball.

I. **PARKING AREAS.**

1. **Informal Parking Area.** Informal Parking Areas are unimproved, unpaved, include no striping or designated stalls and are not lighted. They may serve as overflow for an existing formal lot.

2. **Small Formal Parking Area.** Small Formal Parking Areas include ten (10) or fewer spaces and are paved, usually striped and sometimes lighted. They are subject to City standards outlined in Chapter 28.90 of this Title.

3. **Large Formal Parking Area.** Large Formal Parking Areas include more than ten (10) parking spaces and are paved, usually striped and sometimes lighted. They are subject to City standards outlined in Chapter 28.90 of this Title.

J. **PASSIVE RECREATION.** Activities that are engaged in by individuals or small groups, usually not dependent on a delineated area designed for specific activities. Passive Recreation includes, but is not limited to, hiking, bicycling, jogging, frisbee catch, bird watching, walking, picnicking and horseback riding.

K. **PICNIC AREA.**

1. **Individual Picnic Area.** Picnic tables generally set a minimum of ten feet (10') apart and intended for use by small groups requiring the use of only one (1) picnic table.

2. **Small Group Picnic Area.** A Small Group Picnic Area consists of picnic tables intentionally arranged to accommodate use by a group of up to thirty (30) people. Small Group Picnic Areas often include a single barbecue sized to accommodate a group meal.

3. **Large Group Picnic Area.** A Large Group Picnic Area consists of picnic tables intentionally arranged to accommodate use by more than thirty (30) people, which may be subject to reservation. Large Group Picnic Areas often include one or more barbecues and food preparation tables sized to accommodate a group meal.

L. **PLAYGROUND.** A playground is an area which includes, but is not limited to, swings, slides, climbing structures, sand play, spring riders and other play structures.

1. **Small Playground.** A Small Playground includes up to 4000 square feet of area.

2. **Large Playground.** A Large Playground includes 4001 or more square feet of area.

M. **TRAIL.** A Trail is a passageway for hikers, equestrians and/or bicyclists. Uses of individual trails shall be determined by the Parks and Recreation Director. (Ord. 4919, 1995.)

28.37.010 Procedure and Noticing.

A. **DESIGNATION OF PARKS BY CATEGORY.** The City Council shall adopt a resolution that designates or assigns all City parks and recreation facilities to one of the categories listed in §28.37.030. In addition, the resolution shall include an exhibit that summarizes review and approval procedures for park and recreation facility uses.

In the future, if a new facility is proposed to be designated or an existing facility assigned to another category, the Parks and Recreation Commission and Planning Commission shall make a recommendation on such a designation to the City Council. The City Council shall hold a noticed public hearing prior to making a decision on the proposed category designation and amending said resolution.

B. **PARKS AND RECREATION COMMISSION REVIEW.** The Parks and Recreation Commission, or City Council on appeal, shall review and may approve, conditionally approve or deny applications based upon the required findings specified in §28.37.025 for the following:

1. **Noticed Public Hearing.** For the following facilities, a noticed public hearing shall be required as outlined in Subsection E of this Section:

- a. Additions to or new community buildings that may have the potential to impact the surrounding neighborhood due to a change in the intensity of use resulting in traffic, noise or lighting impacts.
- b. Formal ball fields and courts.
- c. Large playgrounds.
- d. Large group picnic areas.
- e. New community gardens.
- f. New ball field lighting for previously unlit formal ball fields and courts.
- g. New parking areas with more than 10 spaces or additions of more than 10 spaces to existing parking areas.

- h. Child care centers.
- i. Carousels and similar amusements.
- j. Concessions.

2. **Public Meeting.** For the following facilities, a public meeting shall be held:

- a. Informal ball fields and courts.
- b. Small playgrounds.
- c. Parking Areas/Improvements involving ten (10) or fewer spaces.
- d. General Lighting, except new ball field lighting in previously unlit areas.

- e. Minor buildings, except temporary restrooms.
- f. Swimming and wading pools.
- g. Miscellaneous projects including but not limited to artwork, memorials and shade structures.

C. PLANNING COMMISSION REVIEW. The Planning Commission, or City Council on appeal, shall review and may approve, conditionally approve or deny applications based upon the required findings specified in §28.37.025 for the following:

1. **Projects that are located within or outside the Coastal Zone (S-D-3 Overlay Zone):**
 - a. Additions to or new community buildings pursuant to Section 28.87.300 of this Title.
 - b. New formal ball fields and courts.
 - c. New swimming or wading pools.
2. **Projects that are located in the Coastal Zone.** Such projects that meet the definition of "development" as defined in Subsection 28.45.009 of this Title may require a noticed public hearing pursuant to said subsection.

D. DESIGN REVIEW. Design review is required to the extent provided for by Chapters 22.22 (Historic Structures) and 22.68 (Architectural Board of Review) of this Code.

E. NOTICING. The public notice for projects specified above in Subsections A, B.1 and C of this Section shall be mailed and posted at least ten (10) days prior to the hearing date and shall include the following:

1. Posting of signs at all park entrances and along adjacent streets at a sign spacing interval of 150 feet; and
2. Mailed notice to all property owners within 450 feet of the park property shall be required if the project involves a new park or recreational facility or changes to an existing Sports Facility or Regional Park, as defined in §28.37.030 of this Chapter. If the proposed project involves changes to any other existing park or recreation facility, mailed notice shall be provided to all property owners within one hundred feet (100') of the park or recreation facility property.

F. APPEAL - NOTICE OF HEARING. Decisions by the Park and Recreation Commission or the Planning Commission are appealable to the City Council pursuant to Section 1.30.050 of this Code. Notice of the time and place of the public hearing shall be sent to the applicant and appellant no later than ten (10) days prior to said hearing. If noticing was required pursuant to Subsection E of this Section before either the Parks and Recreation Commission or the Planning Commission, such notice shall also be provided as delineated in said Subsection E for the hearing on the appeal.

G. COMMUNITY DEVELOPMENT DIRECTOR REVIEW. Determinations as to whether a use or a change in the intensity of use is allowed in a particular park category and the appropriate review process shall be made by the Community Development Director. (Ord. 4919, 1995; Ord. 4849, 1994; Ord. 4701, 1991; Ord. 3944, 1978; Ord. 3646 §1, 1974.)

28.37.025 Findings.

The Parks and Recreation Commission and/or Planning Commission, where applicable, or City Council on appeal, shall review and make the following findings when approving or denying a project pursuant to §28.37.010.B and §28.37.010.C:

- A. That the proposed park and recreation improvements are appropriate or necessary for the benefit of the community and visitors;
- B. That the proposed park and recreation facilities including lighting, play areas, parking facilities and associated landscaping, will be compatible with the character of the neighborhood;
- C. That the total area of the site and the setbacks of all facilities from the property lines and street are sufficient, in view of the physical character of the land, proposed development and neighborhood, to avoid significant negative effects on surrounding properties;
- D. That the intensity of park use is appropriate and compatible with the character of the neighborhood;
- E. That the proposed park and recreation facilities are compatible with the scenic character of the City; and
- F. That any proposed structures or buildings are compatible with the neighborhood in terms of size, bulk and scale or location. (Ord. 4919, 1995.)

28.37.030 Uses Permitted by Category.

A. The following categories of park and recreation facilities reflect the diversity of such facilities within the community. Parks and recreation facilities with similar use characteristics have been grouped into the following categories to establish an orderly system of inventory and allowed uses within the respective categories and to make property owners aware of the uses allowed in such nearby facilities.

1. **UNDEVELOPED PARKLAND.** The future use of these undeveloped parklands has not been determined. These are properties that the City owns that may or may not be appropriate for parks and/or recreation use.
2. **OPEN SPACE.** This land is intended to be protected and managed as a natural environment with passive recreation usage and minimal development.

3. **PASSIVE PARK.** These are developed parks of natural, cultural or ornamental quality suited to passive outdoor recreation such as bird watching, walking and picnicking.

4. **NEIGHBORHOOD PARK.** These are small parks that typically serve a limited geographic area and nearby population.

5. **BEACH.** These are areas that provide access to the ocean and sand areas for passive and active recreation.

6. **COMMUNITY PARK.** These multi-use parks are usually larger than Neighborhood Parks. These are parks where special, pre-arranged activities and special events and functions occur. These are specialized facilities that serve a concentrated or limited population or specific group from a wide geographic area of the City.

7. **SPORTS FACILITIES.** These are outdoor facilities where intense recreational activities and organized sports and tournaments occur and which may include related buildings and parking areas.

8. **COMMUNITY BUILDINGS.** These are indoor facilities where intense recreational activities and organized sports and tournaments, meetings and gatherings and other community oriented activities occur. Community Buildings may also include related parking and grounds.

9. **REGIONAL PARK.** These are facilities where major organized events occur that draw people from throughout the region. They may also include areas of diverse environmental, cultural, educational or scientific quality with a variety of opportunities for both passive and active recreation activities.

B. The following chart sets out the uses allowed in the park and recreation categories defined above. "Yes" means the use or improvement is allowed. "No" means the use or improvement is prohibited.

CATEGORIES OF PARKS AND RECREATION FACILITIES AND ALLOWED IMPROVEMENTS/USES

ALLOWED IMPROVEMENTS/USES (a)	CATEGORY OF PARK								
	Undeveloped	Open Space	Passive Park	Neighborhood Park	Beach	Community Park	Sports Facilities	Community Buildings	Regional Park
Trails	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
Minor Buildings	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Meeting Rooms •Small (≤ 75 people)	No	No	No	Yes	No	Yes	No	Yes	Yes
•Large (> 75 people)	No	No	No	No	No	Yes	No	Yes	Yes
Outdoor Game Areas and Informal Ball Fields and Courts	No	No	No	Yes	Yes	Yes	Yes	No	Yes
•Formal Ball Fields and Courts	No	No	No	No	No	No	Yes	Yes	Yes
Swimming Pools •Wading	No	No	No	Yes	No	Yes	Yes	Yes	Yes
•Swimming	No	No	No	No	No	No	Yes	Yes	Yes
Playgrounds •Small (Up to 4,000 SF)	No	No	No	Yes	Yes	Yes	Yes	No	Yes
•Large ($> 4,000$ SF)	No	No	No	No	Yes	Yes	Yes	No	Yes
Picnic Areas •Individual	Yes	Yes	Yes	Yes	Yes	Yes	Yes	No	Yes
•Small Group (up to 4 tables together)	No	No	No	Yes	Yes	Yes	Yes	No	Yes
•Large Group	No	No	No	No	Yes	Yes	Yes	No	Yes
Community Gardens	No	No	No	Yes	No	Yes	No	No	Yes
Child Care Centers	No	No	No	Yes	No	Yes	No	Yes	Yes
Carousels and similar amusements	No	No	No	No	No	Yes	No	No	Yes
Day Camps	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Concessions	No	No	No	No	No	Yes	Yes	Yes	Yes
Parking Area •Informal (not paved)	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
•Small Formal (≤ 10 spaces)	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
•Formal (> 10 spaces)	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
Lighting - General	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
•Ball Field Lighting	No	No	No	No	No	No	Yes	No	Yes
Miscellaneous •Artwork or Memorial	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes
•Shade Structure	No	No	Yes	Yes	Yes	Yes	Yes	Yes	Yes